

# SPENCE WILLARD



Land Adjoining Manorfields, Ningwood, Isle of Wight



*A unique opportunity to acquire an attractive section of level land with a storage building/workshop with the benefit of direct access and frontage onto the Wellow Road.*

VIEWING  
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Available to the market for the first time in decades is this most interesting parcel of land located on the edge of the village of Ningwood and close to Wellow. The land has well established boundary fencing and mature hedging with a vehicular gate at the Western end. There is a substantial storage building/workshop in the centre of plot which measures approximately 8m x 4m plus an attached lean to of 3m x 4m. Furthermore there is a mobile storage unit that is located on the northern side of the building.

There is a solar panel, although the electricity in the unit is untested. There is power and water available close by.

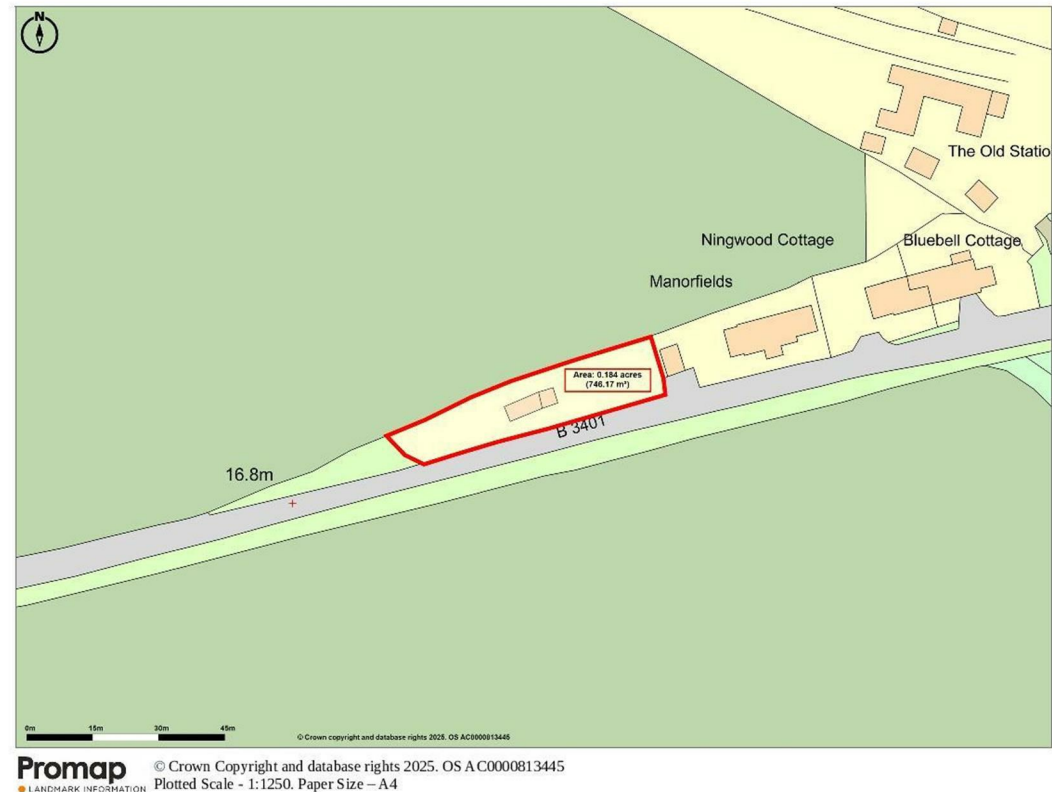
The land is long and thin, and sandwiched between the road and a field to the rear. There is a drainage ditch that runs along the full length of the plot (east to west). Much of the plot is laid to lawn/paddock, with large lockable gates at the western end.

The plot is being sold subject to a 15-year, development overage clause at 15%. Therefore, 15% of the uplift in value as a result in planning being granted for change of use, will be given back to the sellers of the plot. The 15 years would start from the completion date.

Services Available close by.

Postcode PO41 OTG

Viewings All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



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